

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 3, 2026

26-0045

SPECIAL CALLED FINANCE COMMITTEE
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER CHAD WEST, PRESIDING

PRESENT: [6] West, Stewart, Moreno (**1:19 p.m.), Gracey, Johnson (**1:15 p.m.), Willis

ABSENT: [1] Resendez

The meeting was called to order at 1:14 p.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the city council had been considered, the meeting adjourned at 3:16 p.m.

ATTEST:

City Secretary Staff

Chair

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials for this meeting are filed with the City Secretary's Office as EXHIBIT C.

**** Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 3, 2026

E X H I B I T A

RECEIVED

2026 JAN 28 PM 5:43

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas Public Notice

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

260111
CITY SECRETARY
POSTED DALLAS, TX



Committee on Finance

February 3, 2026

1:00 PM

SPECIAL CALLED MEETING

2025 CITY COUNCIL COMMITTEE APPOINTMENTS

AD HOC COUNCIL COMMITTEES	COUNCIL COMMITTEES
AD HOC COMMITTEE ON ADMINISTRATIVE AFFAIRS Moreno (C), Cadena, M. Johnson, Mendelsohn, Stewart **Assigned: 08/29/25	ECONOMIC DEVELOPMENT Moreno (C), Ridley (VC), Blair, Cadena, Gracey, Roth, West **Assigned: 08/29/25
AD HOC COMMITTEE ON GENERAL INVESTIGATING AND ETHICS Willis (C), Blair, Cadena, Mendelsohn, Stewart **Assigned: 08/29/25	PARKS, TRAILS, AND THE ENVIRONMENT Stewart, (C), West (VC), Bazaldua, Blackmon, Blair, M. Johnson, Ridley **Assigned: 08/29/25
AD HOC COMMITTEE ON JUDICIAL NOMINATIONS Ridley (C), Resendez, Roth, Stewart, West **Assigned: 08/29/25	FINANCE West (C), Stewart (VC), Gracey, M. Johnson, Moreno, Resendez, Willis **Assigned: 08/29/25
AD HOC COMMITTEE ON LEGISLATIVE AFFAIRS Mendelsohn (C), M. Johnson, Moreno, Ridley, Stewart * Assiged: 07/17/25	HOUSING AND HOMELESSNESS SOLUTIONS Mendelsohn (C), Blair (VC), Bazaldua, Gracey, Moreno, Resendez, Willis **Assigned: 08/29/25
AD HOC COMMITTEE ON PENSIONS Stewart (C), Blackmon, M. Johnson, Mendelsohn, Moreno, Resendez, Roth, West, Willis **Assigned: 08/29/25	PUBLIC SAFETY Mendelsohn (C), Moreno (VC), Cadena, M. Johnson, Resendez, Roth, Stewart **Assigned: 08/29/25
AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION West (C), Bazaldua, Blackmon, Blair, Cadena, Resendez, Ridley **Assigned: 08/29/25	QUALITY OF LIFE, ARTS, AND CULTURE Gracey (C), Cadena (VC), Bazaldua, Ridley, Roth, West, Willis **Assigned: 08/29/25
	TRANSPORTATION AND INFRASTRUCTURE Ridley (C), Roth (VC), Blackmon, Blair, Cadena, Gracey, Mendelsohn **Assigned: 08/29/25
	GOVERNMENT EFFICIENCY M. Johnson (C), Mendelsohn (VC), Bazaldua, Blackmon, Resendez, Ridley, Roth **Assigned: 08/29/25

(C) – Chair, (VC) – Vice Chair

* Assigned: 07/17/25

**Assigned: 08/29/25

General Information

The Dallas Council Committees regularly meet on Mondays beginning at 9:00 a.m. and 1:00 p.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council Committee agenda meetings are broadcast live on bit.ly/cityofdallasty and on Time Warner City Cable Channel 16.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Información General

Los Comités del Concejo de la Ciudad de Dallas se reúnen regularmente los lunes en la Cámara del consejo en el sexto piso del Ayuntamiento, 1500 Marilla, a partir de las 9:00 a.m. y la 1:00 p.m. Las reuniones de la agenda del Comité del Consejo se transmiten en vivo por la estación de bit.ly/cityofdallasty y por cablevisión en la estación Time Warner City Cable Canal 16.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasara o interrumpirá los procedimientos, o se negara a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*pgers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

“Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción.” Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

“Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act.” Section 3.3(c) of the City Council Rules of Procedure.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

This Council Committee meeting will be held by video conference and in the Council Chambers at City Hall. The Public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The meeting will be broadcast live on Spectrum Cable Channel 16 and online at bit.ly/cityofdallastv. The public may also listen to the meeting as an attendee at the following video conference link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m0d3b3df60cf9ebbf291359d7fafa8025>

Call to Order

MINUTES

1. [26-377A](#) Approval of December 9, 2025, Committee on Finance meeting minutes

Attachments: [Minutes](#)

The Committee may vote to make recommendations to City Council regarding any of the following items on this agenda

SPECIAL RECOGNITION

- A. [26-378A](#) Government Finance Officers Association Award to City of Dallas City Controller's Office: Certificate of Achievement for Excellence in Financial Reporting
[City Controller's Office]

DISCUSSION AND ACTION ITEMS

- B. [26-379A](#) New City Auditor Search Process and Nominating Commission Per Dallas City Code § 2-17.2
[City Auditor's Office]

Attachments: [Memo](#)

- C. [26-380A](#) Discussion and Proposed Recommendation to City Council to amend the previously approved Fiscal Year 2026 Audit Work Plan to add a Cost Benefit Analysis of Women, Infant, and Children Program (WIC) audit engagement
[City Auditor's Office]

Attachments: [Memo](#)

D. [26-506A](#) Authorize the Dallas Public Facility Corporation to (1) acquire, develop, and own Good Homes Dallas, a mixed-income, multifamily development to be located at 6950 North Stemmons Freeway, Dallas Texas 75247 (Project); and (2) enter into a seventy-five-year lease agreement with Good Homes Communities, LLC or its affiliate, for the development of the Project
- Estimated Revenue Foregone: General Fund: \$16,837,803.00 (see Fiscal Information) (This item was deferred on November 12, 2025) In alignment with Dallas Housing Policy 2023
[Office of Housing and Community Empowerment]

Attachments: [Memo](#)

BRIEFING ITEMS

E. [26-381A](#) Real Estate: Process for the Sale of City Property
[John Johnson, Director, Facilities and Real Estate]

Attachments: [Presentation](#)

F. [26-382A](#) Financial Reporting Relating to the Housing Finance Corporation and the Public Facility Corporation, and Tax Impacts as of December 31, 2025
[Aaron Eaquinto, General Manager, Dallas Housing Finance Corporation]

Attachments: [Presentation](#)

G. [26-383A](#) Reprogramming and Extensions for the Timely Expenditure of Community Development Block Grants Funds as of September 30, 2025
[Janette Weedon, Director, Budget and Management Services; Chan Williams, Assistant Director, Budget and Management Services]

Attachments: [Memo](#)

BRIEFING MEMOS

H. [26-384A](#) Office of the City Auditor Monthly Audit Report - Internal Audit Reports Released from December 1, 2025 to January 16, 2026: Audit of Purchasing Card usage dated December 30, 2025
[City Auditor]

Attachments: [Report](#)

I. [26-385A](#) Monthly Budget Accountability Report Providing a Summary of Financial Activity as of November 30, 2025 for the General Fund and Other City Annual Operating Funds
[Budget & Management Service]

Attachments: [Report](#)

J. [26-387A](#) American Rescue Plan Act - Coronavirus State & Local Fiscal Recovery Funds Monthly Financial Status Report for the period ending December 31, 2025
[Budget & Management Services]

Attachments: [Report](#)

K. [26-388A](#) Community Development Block Grant Spending Report for the period ending December 31, 2025
[Budget & Management Services]

Attachments: [Report](#)

L. [26-389A](#) Monthly Technology Accountability Report - Information as of December 31, 2025
[Information & Technology Services]

Attachments: [Report](#)

M. [26-390A](#) Monthly Procurement Accountability Report - Information as of December 31, 2025
[Office of Procurement Services]

Attachments: [Report](#)

N. [26-392A](#) FY 2026-27 and FY 2027-28 Biennial Budget Development Process
[Budget and Management Services]

Attachments: [Memo](#)

O. [26-393A](#) Responses to Questions from the Committee on Finance during December 9, 2025 Meeting regarding Hotel Occupancy Tax Revenues, Penalties, Interest and Collections
[City Controller's Office]

Attachments: [Memo](#)

ADJOURNMENT

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code § 551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code § 551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code § 551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code § 551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code § 551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code § 551.089]
8. deliberating cybersecurity measures, policies, or contracts solely intended to protect a critical infrastructure facility. [Tex. Gov't Code § 551.0761]

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 3, 2026

E X H I B I T B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

OCTOBER 6, 2025

Item 1: Approval of December 9, 2025, Committee on Finance meeting minutes

Deputy Mayor Pro Tem Willis moved to adopt the minutes as presented.

Motion seconded by Councilmember Stewart and unanimously adopted. (Moreno, Johnson, Resendez absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 3, 2026

SPECIAL RECOGNITION

Item A: Government Finance Officers Association Award to City of Dallas City Controller's Office: Certificate of Achievement for Excellence in Financial Reporting

The following individuals briefed the committee on the item:

- Jack Ireland, Chief Financial Officer, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 3, 2026

DISCUSSION AND ACTION ITEMS

Item B: New City Auditor Search Process and Nominating Commission Per Dallas City Code §2-17.2

The following individuals briefed the committee on the item:

- Mark Swann, City Auditor, City Auditor's Office;
- Nina Arias, Director, Human Resources; and
- Willow Sanchez, Assistant City Attorney, City Attorney's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 3, 2026

DISCUSSION AND ACTION ITEMS

Item C: Discussion and Proposed Recommendation to City Council to amend the previously approved Fiscal Year 2026 Audit Work Plan to add a Cost Benefit Analysis of Women, Infant, and Children Program (WIC) audit engagement

Chair West announced the item would be held until the March committee meeting.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 3, 2026

DISCUSSION AND ACTION ITEMS

Item D: Authorize the Dallas Public Facility Corporation to (1) acquire, develop, and own Good Homes Dallas, a mixed-income, multifamily development to be located at 6950 North Stemmons Freeway, Dallas Texas 75247 (Project); and (2) enter into a seventy-five-year lease agreement with Good Homes Communities, LLC or its affiliate, for the development of the Project - Estimated Revenue Foregone: General Fund: \$16,837,803.00 (see Fiscal Information) (This item was deferred on November 12, 2025) In alignment with Dallas Housing Policy 2023

The following individuals briefed the committee on the item:

- Thor Erickson, Director, Office of Housing and Community Empowerment;
- Aaron Eaquinto, General Manager, Dallas Housing Finance Corporation; and
- Daniel Matian, Managing Director, GoodHomes

Mayor Pro Tem Moreno moved to forward the item to the full city council without a recommendation from the committee.

Motion seconded by Councilmember Gracey.

Chair west called a vote and declared the item forwarded without recommendation with majority voting in favor. (Resendez absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 3, 2026

BRIEFING ITEMS

Item E: Real Estate: Process for the Sale of City Property

The following individuals briefed the committee on the item:

- John Johnson, Director, Facilities and Real Estate;
- Ashley Eubanks, Assistant Director, Facilities and Real Estate;
- Donzell Gipson, Assistant City Manager, City Manager's Office; and
- Jack Ireland, Chief Financial Officer, City Manager's Office

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 3, 2026

BRIEFING ITEMS

Item F: Financial Reporting Relating to the Housing Finance Corporation and the Public Facility Corporation, and Tax Impacts as of December 31, 2025

Chair West announced the item would be held item until the March committee meeting.

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 3, 2026

BRIEFING ITEMS

Item G: Reprogramming and Extensions for the Timely Expenditure of Community Development Block Grants Funds as of September 30, 2025

The following individuals briefed the committee on the item:

- Janette Weedon, Director, Budget and Management Services; and
- Chan Williams, Assistant Director, Budget and Management Services

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 3, 2026

BRIEFING MEMOS

Item H: Office of the City Auditor Monthly Audit Report - Internal Audit Reports Released from December 1, 2025 to January 16, 2026: Audit of Purchasing Card usage dated December 30, 2025

Item I: Monthly Budget Accountability Report Providing a Summary of Financial Activity as of November 30, 2025 for the General Fund and Other City Annual Operating Funds

Item J: American Rescue Plan Act - Coronavirus State & Local Fiscal Recovery Funds Monthly Financial Status Report for the period ending December 31, 2025

Item K: Community Development Block Grant Spending Report for the period ending December 31, 2025

Item L: Monthly Technology Accountability Report - Information as of December 31, 2025

Item M: Monthly Procurement Accountability Report - Information as of December 31, 2025

Item N: FY 2026-27 and FY 2027-28 Biennial Budget Development Process

Item O: Responses to Questions from the Committee on Finance during December 9, 2025 Meeting regarding Hotel Occupancy Tax Revenues, Penalties, Interest and Collections

The committee discussed the items.

MINUTES OF THE CITY COUNCIL COMMITTEE
TUESDAY, FEBRUARY 3, 2026

E X H I B I T C